

**FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Date Received: \_\_\_\_\_  
Date Accepted: \_\_\_\_\_  
Planning District: Mount Vernon  
Special Area: \_\_\_\_\_

**SECTION 1: NOMINATOR/AGENT INFORMATION**

James D. Turner  
Name: Attorney for Engleside Investors Two, Inc. Daytime Phone: (703) 836-3400  
James D. Turner Inc. Engleside Investors Two, Inc.  
Address: 124 South Royal Street C/O Chris Frye  
Alexandria, VA 22314 15204 Elk Run Road  
Chantilly, VA 20151  
Nominator E-mail Address: jamesturner@odttitle.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

*[Handwritten Signature]* Attorney for Engleside Investors Two, Inc.

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

Attorney for Owner/Nominator

**SECTION 2: GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 18 (see Specific Information Table)

Total aggregate size of all nominated parcels (in acres and square feet): 1,105,310 sq. ft. 25.37 acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS**

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property: **Use the Plan on the Web for your citation. It is the most up to date. Link: [www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/):**

*see justification attached*

Current Plan Map Designation: Existing Language -

*see justification letter*

Proposed Comprehensive Plan Designation:

*see Justification letter*

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
<b>TOTAL</b>	<b>100%</b>
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

## SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches. Maps in color will not be accepted.

## SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

**All completed nomination forms must be submitted between July 1, 2005 - September 21, 2005 to:**  
**Fairfax County Planning Commission Office**  
**Government Center Building, Suite 330**  
**12000 Government Center Parkway**  
**Fairfax, Virginia 22035-5505**

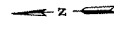
### SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

TAX MAP NUMBER	NAME OF PROPERTY OWNER	STREET ADDRESS OF PARCEL	MAILING ADDRESS OF OWNER	PARCEL SIZE IN ACRES	SIGNATURE OF OWNER OR CERTIFIED RECEIPT NUMBER
1013 01 0028 ✓	SPIRIT OF FAITH, MINISTRIES C/O LOUISE CARTER	8431 RICHMOND HIGHWAY ALEXANDRIA, VA 22309	8100 BROWN COURT ALEXANDRIA, VA 22306	0.82	7001 2510 0002 5253 0755 ✓
1013 01 0029C ✓	SMITTYS LUMBERTERIA, INC.	N/A (VACANT LAND)	8457 RICHMOND HIGHWAY ALEXANDRIA, VA 22309	1.40	7001 2510 0002 5253 0762 ✓
1013 01 0030 ✓	SMITTYS LUMBERTERIA, INC.	8453 RICHMOND HIGHWAY ALEXANDRIA, VA 22309	8457 RICHMOND HIGHWAY ALEXANDRIA, VA 22309	0.87	7001 2510 0002 5253 0762 ✓
1013 01 0031B ✓	SMITTYS BUILDING SUPPLY, INC.	N/A (VACANT LAND)	8457 RICHMOND HIGHWAY ALEXANDRIA, VA 22309	0.59	7001 2510 0002 5253 0779 ✓
1013 01 0030B ✓	SMITTYS BUILDING SUPPLY, INC.	8457 RICHMOND HIGHWAY ALEXANDRIA, VA 22309	8457 RICHMOND HIGHWAY ALEXANDRIA, VA 22309	5.30	7001 2510 0002 5253 0779 ✓
1013 01 0029B ✓	KGM PROPERTY LLC	8459 RICHMOND HIGHWAY ALEXANDRIA, VA 22309	8459 RICHMOND HIGHWAY ALEXANDRIA, VA 22309	0.92	7001 2510 0002 5253 0786 ✓
1013 01 0030C ✓	MASTER ROOFING AND SIDING, INC	8463 RICHMOND HIGHWAY ALEXANDRIA, VA 22309	PO BOX 15030 ALEXANDRIA, VA 22309	1.17	7001 2510 0002 5253 0793 ✓
1013 01 0031C ✓	ENGLESIDE INVESTORS TWO, INC	N/A (VACANT LAND)	15204 ELK RUN ROAD CHANTILLY, VA 20151	1.73	7001 2510 0002 5253 0809 ✓
1013 01 0032 ✓	ENGLESIDE INVESTORS TWO, INC	8501 RICHMOND HIGHWAY ALEXANDRIA, VA 22309	15204 ELK RUN ROAD CHANTILLY, VA 20151	4.25	7001 2510 0002 5253 0809 ✓
1013 01 0033 ✓	RAY'S TRAILER PARK LC	8515 RICHMOND HIGHWAY ALEXANDRIA, VA 22309	6633 ARLINGTON BLVD FALLS CHURCH, VA 22042	4.24	7001 2510 0002 5253 0816 ✓
1013 09010001 ✓	RAY'S TRAILER PARK LC	N/A (MOBILE HOMES)	6633 ARLINGTON BLVD FALLS CHURCH, VA 22042	0.50	7001 2510 0002 5253 0816 ✓
1013 09010002 ✓	RAY'S TRAILER PARK LC	N/A (MOBILE HOMES)	6633 ARLINGTON BLVD FALLS CHURCH, VA 22042	0.50	7001 2510 0002 5253 0816 ✓
1013 09010003 ✓	RAY'S TRAILER PARK LC	N/A (MOBILE HOMES)	6633 ARLINGTON BLVD FALLS CHURCH, VA 22042	0.50	7001 2510 0002 5253 0816 ✓

1013 09010004	✓	RAY'S TRAILER PARK LC	N/A (MOBILE HOMES)	6633 ARLINGTON BLVD FALLS CHURCH, VA 22042	0.50	7001 2510 0002 5253 0816	✓
1013 09010005	✓	HOPKINS HOUSE	8543 FOREST PLACE ALEXANDRIA, VA 22309	1224 PRINCESS STREET ALEXANDRIA, VA 22314	0.50	7001 2510 0002 5253 0823	✓
1013 09010501	✓	HOPKINS HOUSE	8537 FOREST PLACE ALEXANDRIA, VA 22309	1224 PRINCESS STREET ALEXANDRIA, VA 22314	1.07	7001 2510 0002 5253 0823	✓
1013 0901 C1	✓	HOPKINS HOUSE	8539 RICHMOND HIGHWAY ALEXANDRIA, VA 22309	1224 PRINCESS STREET ALEXANDRIA, VA 22314	0.23	7001 2510 0002 5253 0823	✓
1013 09010500	✓	SUK D. JANG and HYO S. PANG	8537 RICHMOND HIGHWAY ALEXANDRIA, VA 22309	8537 RICHMOND HIGHWAY ALEXANDRIA, VA 22309	0.28	7001 2510 0002 5253 0830	✓



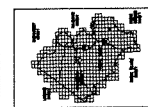
FEET  
0 10 20 30 40 50 60 70 80 90 100

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GENERAL NOTES

- 1. The information contained on this map is for informational purposes only and does not constitute a legal description of any property.
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ADMINISTRATIVE INDEX

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SHEET INDEX

PROPERTY MAP

101-3

Revised to: 03/23/05

Prepared by:  
Engineering Services Division  
12000 Commonwealth Center Parkway, Suite 117  
Falls Church, Virginia 22041-5800  
FAX (703) 241-1917

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PL Created: 05/23/05



**Letter of Justification for Nomination to Amend the  
Comprehensive Plan for Parcels in the Mount Vernon District of  
Fairfax County on Richmond Highway  
(parcel See list of 18 parcels-attached: Smitty's Lumberteria  
property with adjacent trailer parks and other smaller parcels in  
the 8500 Richmond Hwy block area).**

**Overview:** The nominator is presenting these properties for a moderate increase in office use. The existing language is somewhat limiting in utilizing these properties for office application. Based on the Base Realignment and Closure Act recently approved by the federal government it is anticipated there will be a greater need for Class A office space near to Fort Belvoir. These properties offer the Mount Vernon area one of the few opportunities to provide a site for an office park setting. The recommended changes only provide for a slight increase in office density and maintain the vast majority of the present comprehensive plan language which calls for consolidation and majority residential development at 8-12 units per acre with up to 25% of the consolidated site as retail and office.

**Current language:**

This area includes the Engleside Trailer Park and Ray's Mobile Colony north of the intersection of Forest Place and Richmond Highway and commercial uses fronting on Richmond Highway. This area is planned for residential use at 5-8 dwelling units per acre. If full consolidation is achieved, this area may be appropriate for a mixed-use development with residential, office and retail uses. At least seventy-five percent of the total development should be developed as residential at 8-12 dwelling units per acre with a component of up to 25 percent of the total site area developed with retail and office uses at an intensity of .35 FAR. Any redevelopment of this area is encouraged to comply with the County's voluntary relocation guidelines. If Areas 3 and 6 are fully consolidated, an option for mixed use including retail and office uses at an intensity up to .50 FAR may be appropriate.

**Existing language with proposed changes:**

This area includes the Engleside Trailer Park and Ray's Mobile Colony north of the intersection of Forest Place and Richmond Highway and commercial uses fronting on Richmond Highway. This area is planned for residential use at 5-8 dwelling units per acre. If full consolidation is achieved, this area may be appropriate for a mixed-use development with residential, office and retail uses. At least seventy-five percent of the total development should be developed as residential at 8-12 dwelling units per acre with a component of up to 25 percent of the total site area developed with retail and office uses at an intensity of .35 FAR. Any redevelopment of this area is encouraged to comply with the County's voluntary relocation guidelines. If Areas 3 and 6 are fully consolidated, an option for mixed use including retail and office uses at an intensity up to .70 FAR may be appropriate. As an option if Areas 3 and 6 are fully consolidated for an office use, FAR greater than .70 maybe appropriate.

**General information/justification for Richmond Highway  
Comprehensive Plan nominations submitted by the  
Southeast Fairfax Development Corporation**

All nominations submitted seek to enable the accomplishment of goals and concepts included in the current Plan language, including:

- promoting revitalization and redevelopment, while maintaining an acceptable land use and transportation balance...
- providing for future growth and revitalization in the corridor to provide greater land use flexibility as a way to encourage revitalization...
- development potential will instead be a function of market demand, available development capacity and the ability of the developer to meet performance standards set forth in the Plan...
- encouraging substantial consolidation of contiguous parcels starting at the Richmond Highway frontage back to the existing stable residential neighborhoods to provide for projects that function in a well-designed, efficient manner ...
- encouraging revitalization and redevelopment of the Richmond Highway Corridor to create more attractive, commercially viable, and functionally efficient business centers and community focal points...
- providing incentives to attract reinvestment in the Richmond Highway Corridor.

Respectfully Submitted,

*James D. Turner,*  
Counsel for Owner of Engleside Investor II, Inc.  
Thomas, Ballenger, Vogelmann and Turner, P.C.  
124 South Royal Street  
Alexandria, VA 22314  
703-836-3400

Jdt05/justification ltr comp plan smitty/engleside